Appendix 12.6: Summary Table of Effects

	Sensitivity			Magnitude (Construction)					Magnitude (Year 1 - Winter)					Magnitude (Year 15 - Summer)				
Location	Value	Susceptibility	**Overall Sensitivity**	Size / Scale of Change	Geographical Influence	Duration and Reversibility	**Overall Magnitude**	**Significance of Effect (Construction)**	Size / Scale of Change	Geographical Influence	Duration and Reversibility	**Overall Magnitude**	**Significance of Effect (Year 1-winter)**	Size / Scale of Change	Geographical Influence	Duration and Reversibility	**Overall Magnitude**	**Significance of Effect (Year 15 - summer)**
Effects on Townscape Site Features																		
Landform	Low	Medium	Low	Negligible	Medium	High	Low Adverse	Minor Adverse	Negligible	Medium	High	Low Adverse	Minor Adverse	Negligible	Medium	High	Low Adverse	Minor Adverse
Vegetation	Medium	Medium	Medium	Low	Medium	High	Low Adverse	Minor Adverse	Low	Medium	High	Low Beneficial	Minor Beneficial	Medium	Medium	High	Medium Beneficial	Moderate Beneficial
Built Form	Medium	High	Medium	Very High	Very High	High	Very High Adverse	**Major Adverse**	Very High	Very High	High	High Beneficial	**Major Beneficial**	Very High	Very High	High	**Major Beneficial**	Major Beneficial
Free Standing Built Structures	Medium	Medium	Medium	Low	Low	High	Low Adverse	Minor Adverse	Low	Low	High	Low Beneficial	Minor Beneficial	Low	Low	High	Low Beneficial	Minor Beneficial
Land Use	Medium	High	Medium	Medium	High	High	Medium Adverse	Moderate Adverse	Medium	High	High	Medium Beneficial	Moderate Beneficial	Medium	High	High	Medium Beneficial	Moderate Beneficial
Public Access	Medium	High	Medium	Medium	High	High	Medium Beneficial	Moderate Adverse	Medium	High	High	Medium Beneficial	Moderate Beneficial	Medium	High	High	Medium Beneficial	Moderate Beneficial
Effects on Townscape Character Areas																		
1: THFC Stadium	Low	Low	Very Low	Very High	Very High	Low	Very High Neutral	Moderate Neutral	Very High	Very High	High	Very High Beneficial	Moderate Beneficial	Very High	Very High	High	Very High Beneficial	Moderate Beneficial
2: Tottenham High Road	High	High	High	High	High	Low	High Adverse	**Major Adverse**	High	High	High	High Beneficial	**Major Beneficial**	High	High	High	**Major Beneficial**	High Beneficial
3: North Tottenham Low Level Industrial Estates	Low	Low	Very Low	Medium	Low	Low	Medium Adverse	Minor Adverse	Medium	Low	High	Medium Beneficial	Minor Beneficial	Medium	Low	High	Medium Beneficial	Minor Beneficial
4: East Tottenham Large Scale Residential	Medium	Low	Low	High	High	Low	High Adverse	Moderate Adverse	High	High	High	High Beneficial	Moderate Beneficial	High	High	High	High Beneficial	Moderate Beneficial
5: East Tottenham Linear Residential	Medium	Medium	Medium	Medium	Low	Low	Medium Adverse	Moderate Adverse	Medium	Low	High	Medium Beneficial	Moderate Beneficial	Medium	Low	High	Medium Beneficial	Moderate Beneficial
6: East Tottenham Mixed Linear Residential	Medium	Medium	Medium	Medium	Medium	Low	Medium Adverse	Moderate Adverse	Medium	Medium	High	Medium Neutral	Moderate Neutral	Medium	Medium	High	Medium Neutral	Moderate Neutral
7: Northumberland Park Discordant Residential	Low	Medium	Low	Medium	Medium	Low	Medium Adverse	Minor Adverse	Medium	Medium	High	Medium Beneficial	Minor Beneficial	Medium	Medium	High	Medium Beneficial	Minor Beneficial
8: Bruce Castle Mixed Open Space	High	Very High	High	Medium	Low	Low	Medium Adverse	Moderate Adverse	Medium	Low	High	Medium Adverse	Moderate Adverse	Medium	Low	High	Medium Adverse	Moderate Adverse
9: Lee Valley Large Scale Industrial	Low	Low	Very Low	Very Low	Low	Low	Very Low Adverse	Negligible Adverse	Very Low	Low	High	Very Low Beneficial	Negligible Beneficial	Very Low	Low	High	Very Low Beneficial	Negligible Beneficial
10: West Tottenham Large Scale Mixed Development	Low	Medium	Low	Very Low	Very Low	Low	Very Low Adverse	Negligible Adverse	Very Low	Very Low	High	Very Low Beneficial	Negligible Beneficial	Very Low	Very Low	High	Very Low Beneficial	Negligible Beneficial
Effects on Views																		
1.Alexandra Palace	High	High	High	Medium	Low	Low	Medium Adverse	Moderate Adverse	Medium	Low	High	Medium Beneficial	Moderate Beneficial	Medium	Low	High	Medium Beneficial	Moderate Beneficial
2.Parliament Hill	High	High	High	Very Low	Very Low	Low	No Change	No Change	Very Low	Very Low	High	Very Low Neutral	Minor Neutral	No Change	No Change	High	No Change	No Change
3.Royal Observatory, Greenwich Park	High	High	High	No Change	No Change	Low	No Change	No Change	No Change	No Change	High	No Change	No Change	No Change	No Change	High	No Change	No Change
4.Intersection of Lordship Lane and High Road, Wood Green	Medium	High	High	No Change	No Change	Low	No Change	No Change	No Change	No Change	High	No Change	No Change	No Change	No Change	High	No Change	No Change
5.Western edge of Lordship Recreation Ground	Medium	High	High	Low	Low	Low	Low Adverse	Moderate Adverse	Low	Low	High	Low Neutral	Moderate Neutral	Low	Low	High	Low Neutral	Moderate Neutral
6.Forest Lane Bridge Crossing of River Lea	Low	Medium	Low	Low	Low	Low	Low Adverse	Minor Adverse	Low	Low	High	Low	Minor Neutral	No Change	No Change	High	No Change	No Change
7.Public Footpath, Tottenham Marshes	Medium	High	High	Medium	Medium	Low	Medium Adverse	Moderate Adverse	Medium	Medium	High	Medium Neutral	Moderate Neutral	Medium	Medium	High	Medium Neutral	Moderate Neutral

8.Eastern End of Park Lane	Low	Medium	Low	High	High	Low	High Adverse	Moderate Adverse	High	High	High	High Neutral	Moderate Neutral	High	High	High	High Neutral	Moderate Neutral
9.Northern End of Fore Street, Upper Edmonton	Low	Medium	Low	Low	Low	Low	Low Adverse	Minor Adverse	Low	Low	High	Low Neutral	Minor Neutral	Low	Low	High	Low Neutral	Minor Neutral
10.War Memorial, Tottenham Cemetery	Medium	High	High	Low	Very Low	Low	Very Low Adverse	Minor Adverse	Low	Very Low	High	Very Low Adverse	Minor Adverse	Very Low	Very Low	High	Very Low Adverse	Minor Adverse
11.Bruce Castle Park, close to the boundary with Church Lane	Medium	High	High	Medium to High	Medium	Low	Medium Adverse	Moderate Adverse	Medium to High	Medium	High	Medium Adverse	Moderate Adverse	Medium to High	Medium	High	Medium Adverse	Moderate Adverse
12.North-east of Bruce Castle within Bruce Castle Park	Medium	High	High	Very Low	Low	Low	Very Low Adverse	Minor Adverse	Very Low	Low	High	Very Low Adverse	Minor Adverse	Very Low	Low	High	Very Low Adverse	Minor Adverse
13.High Cross at the Junction of High Road with Monument Way	Medium	Medium	Medium	Low	Low	Low	Low Adverse	Minor Adverse	Low	Low	High	Low Beneficial	Minor Beneficial	Low	Low	High	Low Beneficial	Minor Beneficial
14. Hartington Park	Medium	High	High	Low to Medium	Low	Low	Low Adverse	Moderate Adverse	Low to Medium	Low	High	Low Neutral	Moderate Neutral	Low to Medium	Low	High	Low Neutral	Moderate Neutral
15.Crossroads of High Road and Lansdowne Road	Medium	Medium	Medium	Low	Low	Low	Medium Adverse	Moderate Adverse	Low	Low	High	Low Beneficial	Minor Beneficial	Low	Low	High	Low Beneficial	Minor Beneficial
16. Junction with High Road and Northumberland Park	Medium	Medium	Medium	High	Medium	Low	High Adverse	Moderate Adverse	High	Medium	High	High Neutral	Moderate Neutral	High	Medium	High	High Neutral	Moderate Neutral
17. Northumberland Park at the junction with Worcester Avenue	Medium	High	High	High	High	Low	High Adverse	**Major Adverse**	High	High	High	High Neutral	**Major Neutral**	High	High	High	High Neutral	**Major Neutral**
18Trulock Road, Tottenham	Low	Medium	Low	High	High	Low	High Adverse	Moderate Adverse	High	High	High	High Beneficial	Moderate Beneficial	High	High	High	High Beneficial	Moderate Beneficial
19Almond Road near to Lea Valley School	Low	Medium	Low	High	Medium	Low	High Adverse	Moderate Adverse	High	High	High	High Beneficial	Moderate Beneficial	High	High	High	High Beneficial	Moderate Beneficial
20.Park Lane at the junction with St Paul's Road	Low	Medium	Low	High	High	Low	High Adverse	Moderate Adverse	High	High	High	High Neutral	Moderate Neutral	High	High	High	High Neutral	Moderate Neutral
21.Corner of Vicarage Road and Park Lane, Tottenham	Medium	High	High	Very High	Very High	Low	Very High Adverse	**Substantial Adverse**	Very High	Very High	High	Very High Beneficial	**Substantial Beneficial**	Very High	Very High	High	Very High Beneficial	**Substantial Beneficial**
22.Bromley Road	Medium	High	High	Very High	Very High	Low	Very High Adverse	**Substantial Adverse**	Very High	Very High	High	Very High Neutral	**Substantial Neutral**	Very High	Very High	High	Very High Neutral	**Substantial Neutral**
23.Tottenham High Road at the Junction with Cedar Road	Medium	Medium	Medium	High	High	Low	High Adverse	Moderate Adverse	High	High	High	High Neutral	Moderate Neutral	High	High	High	High Neutral	Moderate Neutral
24.Brereton Road	Medium	High	High	High	High	Low	High Adverse	**Major Adverse**	High	High	High	High Neutral	**Major Neutral**	High	High	High	High Neutral	**Major Neutral**
25.Whitehall Street	Medium	High	High	High	High	Low	High Adverse	**Major Adverse**	High	High	High	High Neutral	**Major Neutral**	High	High	High	High Neutral	**Major Neutral**
26.White Hart Lane	Low	Medium	Low	Medium	High	Low	Medium Adverse	Minor Adverse	Medium	High	High	Medium Beneficial	Minor Beneficial	Low	Low	High	Low Beneficial	Minor Beneficial
27.High Road at the junction with White Hart Lane	Medium	Medium	Medium	Very High	High	Low	High Adverse	**Major Adverse**	Very High	High	High	Very High Neutral	**Major Neutral**	Very High	High	High	Very High Neutral	**Major Neutral**
28.Sandpiper Close, Waltham Forest	Medium	High	High	Low	Low	Low	Low Adverse	Moderate Adverse	Low	Low	High	Low Neutral	Moderate Neutral	Low	Low	High	Low Neutral	Moderate Neutral
29.Church Road	Low	Medium	Low	High	High	Low	High Adverse	Moderate Adverse	High	High	High	High Beneficial	Moderate Beneficial	High	High	High	High Beneficial	Moderate Beneficial
30.Finsbury Park	Medium	High	High	No Change	No Change	Low	No Change	No Change	No Change	No Change	High	No Change	No Change	No Change	No Change	High	No Change	No Change